

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the fifteenth day of October 2003, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: Lawrence Korzeniewski, Member

ALSO PRESENT:

Town Board Members: None

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Jeffrey H. Simme, Building & Zoning Inspector
Mary Nowak, Recording Secretary

Meeting #20
October 15, 2003

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak
Richard D. Zarbo

Town Engineer: Robert Labenski

Town Attorney: Richard J. Sherwood

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held October 15, 2003. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:30 PM. Motion was made by John Gober to approve the minutes from the October 1, 2003 Planning Board Meeting with the following corrections: Action Item - Site Plan Review/Proposed Hike & Bike Trail - Third and fourth sentences should read: The trail could go west to Keysa Park or east to Walter Winter Drive then north past the former DL&W railroad line to Commerce Parkway. The trail would then follow the proposed extension of Commerce Parkway easterly to Cemetery Road, and thence along the abandoned railroad line to Townline Road. Motion was seconded by Michael Myszka and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

SITE PLAN REVIEW - PARKHAVEN - 55 PATIO HOMES, BOWEN ROAD ACROSS FROM BELL TOWER. PROJECT NO. 0149. CONTACT PERSON: WILLIAM TUYN, PRATT & HUTH.

William Tuyn, Planner, Pratt & Huth presented to the Planning Board the proposed plans for 55 single-family patio homes on the MFR-3 zoned parcel. The patio homes would be built on a private road with private infrastructure, private services, and maintained by a homeowners association. The plan shows that the lots would be about 50' X 120'. Mr. Tuyn explained that since the owner of the parcel is not the builder, this sketch plan gives a general appearance. The final footprint would be decided by the eventual builder. There is a floodplain on the site, but Mr. Tuyn said that an application has been made to FEMA to have the floodplain designation removed. This floodplain removal will be necessary in order for the patio homes to have basements. The Planning Board requested that a copy of FEMA's decision regarding the removal of this floodplain be provided to the Planning Board members. Mr. Tuyn also stated that they have not met with The Army Corp of Engineers. Drainage- stormwater drainage would tie into the existing pond. The site plan shows two entrances on Bowen Road to this project. The Planning Board discussed limiting to only one entrance, but if two entrances are part of the final plan, making the north entrance one-way into the development. The plan shows the width of the roads to be 24' with no sidewalks. The Planning Board recommended a 5' sidewalk on at least one side of the road. It was also suggested that the builder provide sidewalks along Bowen Road to the convenience store at the corner of Broadway and Bowen Road. Chair Keysa stated that he would like the roads to be 28' wide. Since this parcel is adjacent to Como Park, the Planning Board asked that warning signs or no dumping signs be posted at the property lines.

DETERMINATION

This project has been adjourned to the November 5, 2003 Planning Board Meeting, as the Planning Board desires a reply from ECDEP regarding this project. Motion was made by Rebecca Anderson; seconded by Michael Myszka and unanimously carried.

SKETCH PLAN REVIEW- PLEASANT HEIGHTS, EIGHT SINGLE-FAMILY HOMES ON PLEASANT VIEW DRIVE, BETWEEN HARRIS HILL ROAD AND FORTON DRIVE. PROJECT NO. 3358. CONTACT PERSON: ROBERT REGGENTINE, LANDESIGN SURVEYORS & ENGINEERS.

William Bosse, owner and builder of the project was present to answer any questions regarding this project. All eight homes will be built on the south side of Pleasantview Drive with driveways exiting onto Pleasantview Drive. All driveways will have turnarounds. The sketch plan shows sidewalks on Pleasantview Drive. The Planning Board recommended that there also be sidewalks on Forton Drive. Drainage- after some discussion the Planning Board recommended 10' backyard easements and piping in ditches on Pleasantview Drive and Forton Drive. Building Inspector Simme told the Planning Board that lot #8 on the corner of Forton Drive will need a variance for a 25' setback as presented. The town code is 35' for a setback.

DETERMINATION

Based on the information presented to the Planning Board, Melvin Szymanski made a motion to recommend approval of the sketch plan to the Town Board with the following conditions: 1. All driveways to have turnarounds, 2. Sidewalks to be built on Pleasantview Drive and Forton Drive, 3. Pipes in open ditches on Pleasantview Drive and Forton Drive, 4. Permanent 10' backyard drainage easements dedicated to the Town, 5. Setback on Forton Drive to be 35'. Motion seconded by John Gober and unanimously carried.

FURTHER REVIEW FOR KOHL'S

Chair Keysa told the Planning Board and the representatives from the Kohl's project that after reviewing the recommendation for approval of the zoning change, Town Attorney Richard Sherwood suggested that the Planning Board amend their prior resolution by making the following findings:

Pursuant to Section 50-42 (B)(3)(b)(1) the Planning Board makes the following findings regarding its report recommending approval of the zoning change for the Kohl's Department Store on Transit Road.

1. The proposed zoning and the development of the Kohls's Department Store meets the intent and objectives of the Comprehensive Plan for the Town of Lancaster and this ordinance.
2. The Planning Board finds that there are adequate services and utilities available for the construction of this development.

Pursuant to Section 50-42 (3)(b)(2) the Planning Board includes in this report recommending approval of the zoning change a condition that the applicant provide a traffic study with comments by New York State DOT regarding the impact such a development will have upon State Route No. 78, Transit Road.

Mr. Grimm and Mr. Colucci, representatives of Kohl's told the Planning Board that the traffic study has been completed. Mr. Colucci also explained the recommendations made by the traffic study. He also stated that the developer would be responsible for the cost of the changes resulting from the traffic study recommendations.

DETERMINATION

John Gober made a motion to recommend approval of the amendment to the prior resolution. Motion was seconded by Melvin Szymanski and unanimously carried.

At 9:10 PM a motion was made by Melvin Szymanski to adjourn the meeting. The motion was seconded by Steven Socha and unanimously carried.

DETERMINATION

After reviewing the above suggested amendment, a motion was made by Rebecca Anderson to recommend approval of the amendment of Town Board Minutes for Special Meeting of 10/6/2003 to the Town Board. Motion was seconded by Steven Socha and unanimously carried.

Chair Keysa instructed Recording Secretary Mary Nowak to provide copies of the amendment to Town Clerk Johanna Coleman and Town Attorney Richard Sherwood at the beginning of the next business day.

